



## 5 Broadway

Sketty, Swansea, SA2 0TQ

**Auction Guide £220,000**



# FULL DESCRIPTION

A semi detached property set in the popular location of Sketty, Swansea. The property comprises entrance hallway, cloakroom, three reception rooms, kitchen, and sun room to the ground floor. To the first floor there are four bedrooms and a bathroom. Externally the property offers a gated front garden and a low maintenance enclosed patio garden to rear offering a single garage. Situated within good school catchment areas. Easy access to Sketty Cross, Uplands, Singleton hospital, Swansea University, Singleton and Cwmdonkin parks and the sea front. This property does require updating. Viewing highly recommended to appreciate the potential this property has to offer.

## Ground Floor

### Entrance

### Hallway

### Reception 1

47'6" x 11'9" (14.5m x 3.6m)

### Reception 2

17'4" x 10'9" (5.3m x 3.3m)

### Reception 3

12'9" x 9'2" (3.9m x 2.8m)

### Kitchen

8'10" x 8'10" (2.7m x 2.7m)

### Cloakroom

5'6" x 2'7" (1.7m x 0.8m)

### Sun Room

10'2" x 5'10" (3.1m x 1.8m)

## First Floor

### Landing

### Master Bedroom

19'4" x 11'9" (5.9m x 3.6m)

### Bedroom 2

17'4" x 10'11" (5.3m x 3.33)

### Bedroom 3

12'9" x 8'10" (3.9m x 2.7m)

### Bedroom 4

22'11" x 10'9" (7.0m x 3.3m)

### Bathroom

## External

### Gated Front Garden

### Enclosed Rear Garden

### Garage

18'0" x 14'5" (5.5m x 4.4m)

## N.B.

PLEASE BE ADVISED TO REGISTER FOR THE AUCTION YOU WILL NEED TO SUPPLY CARD DETAILS IN ORDER FOR A HOLDING FEE TO BE PLACED ON YOUR CARD. ONLY THE SUCCESSFUL PURCHASER GETS CHARGED, THE RELEASE OF THE HOLDING FEE IF UNSUCCESSFUL COULD TAKE IN EXCESS OF 7 DAYS.

The holding fee is the buyer's premium purchase fee which is £2,500 plus VAT. If you are the successful bidder, you are contractually bound to exchange, with a 10% deposit, on the property as per the terms and conditions you agreed to when registering for the auction. With completion being 28 days later unless the contract states otherwise. Should the property sell prior to auction the same fee of £2,500 Plus VAT is payable.

## N.B.

Please note it is the responsibility of all purchasers to conduct their own investigation into all aspects of the property. We recommend reading through the properties legal pack, which is available on our website, prior to bidding and also seek legal advice. If you are successful, you will be required to pay a 10% deposit, together with the buyer's premium/holding fee and complete in 28 days, therefore we would strongly recommend for you to ensure your finances are in place before the auction, due to the timescales involved.

# AREA MAP



# FLOOR PLANS



# EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		38	62
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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